Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 WARRALILY AVENUE CLYDE VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$790,000	&	$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$697,000	Property type	House	Suburb	Clyde
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
64 GRANDE BELMOND AVENUE CLYDE VIC 3978	$765,000	29-Jul-25
62 GRANDE BELMOND AVENUE CLYDE VIC 3978	$820,000	16-Jul-25
21 KAMONA STREET CLYDE VIC 3978	$815,000	28-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 August 2025

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64 GRANDE BELMOND AVENUE CLYDE VIC 3978

4 2 2

Sold Price RS $765,000 Sold Date 29-Jul-25

Distance 0.25km



62 GRANDE BELMOND AVENUE CLYDE VIC 3978

4 2 2

Sold Price RS $820,000 Sold Date 16-Jul-25

Distance 0.23km



21 KAMONA STREET CLYDE VIC 3978

4 2 2

Sold Price $815,000 Sold Date 28-May-25

Distance 0.32km

RS = Recent sale **UN** = Undisclosed Sale

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